Karen Johnson Davidson County
Batch# 1240522 DEEDWARR
02/25/2025 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20250225-0013881

Name and Address of New Owner:
Four Lions Land Development, LLC and
3908 Lebanon Pike
Unit 386
Nashville, TN 37076

Donati Development, LLC
645 Division St
Unit 208
Nashville, TN 37203

Send Tax Bills To:
Four Lions Land Development, LLC and Donati Development, LLC
3908 Lebanon Pike
Unit 386
Nashville, TN 37076

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 082-04-0-216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sam Patterson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Four Lions Land Development, LLC, and Donati Development, LLC,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 101 and all of Lots Nos. 102, on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee.

James A. Patterson (a/k/a James Allen Patterson) died intestate on November 16, 2010. Property vested in the following intestate heirs of James A. Patterson in equal shares: Sam Patterson, James W. Patterson and Tammie Patterson. Affidavits of Heirship describing the heirs at law of James Allen Patterson are of record in Instrument Nos. 20231116-0089494 and 20250210-0009949, said Register's Office.

Being part of the same property conveyed to James A. Patterson from Cathey Patterson (being one and the same person as Kathy Patterson), by Quitclaim Deed dated 12/12/1988 and recorded 01/13/1989 in Book 7751, page 162, Register's Office of said County.

Being part of the same property conveyed to James A. Patterson and wife, Cathey

12/12/1988 and recorded 01/13/1989 in Book 7751, page 162, Register's Office of said County.

Being part of the same property conveyed to James A. Patterson and wife, Cathey Patterson from Arnette Elmer Butts, unmarried, by Installment Deed dated 07/18/1985 and recorded 07/11/1986 in Book 6914, page 186, Register's Office of said County.

Tammie Patterson and James W. Patterson conveyed all of their right, title and interest in said property to Sam Patterson by Quitclaim Deed of record in Instrument No. 20250224-0013597, said Register's Office and Instrument Number 20250224-0013598 Said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of February, 2025.

Sam Patterson (SEAL)

Sam Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 2025, before me personally appeared Sam Patterson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of February, 2025.

Notary Signature
My commission expires: 9-21-27

ANGELA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

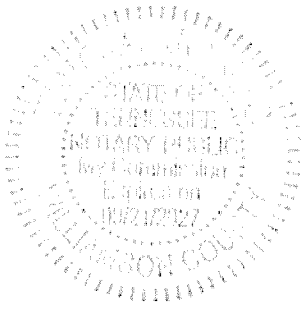
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of February, 2025.

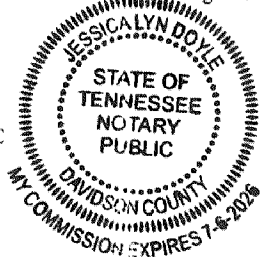
Notary Signature
My commission expires: 9-21-27



TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law, on February 20, 2025.

February 24, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 24 day of February, 2025.

Notary Public:

My Commission Expires: 7.6.26